

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HIGHLANDS HOUSING AUTHORITY		Grant Type and Number NJ39P041504 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
Original Annual Statement ___ Reserve for Disasters/ Emergencies ___ Revised Annual Statement (revision no:) <u>X</u> Performance and Evaluation Report for Period Ending: 12/31/02 ___ Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual C Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-			
2	1406 Operations	-0-			
3	1408 Management Improvements	2,500			
4	1410 Administration	\$ 10,000			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	\$ 15,000			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	\$ 5,000			
10	1460 Dwelling Structures	\$ 90,000			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	2,500			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			
19	1501 Collateralization or Debt Service	52,000			
20	1502 Contingency	-0-			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 177,000			
22	Amount of line 21 Related to LBP Activities	-0-		-0-	-0-
23	Amount of line 21 Related to Section 504 compliance	-0-		-0-	-0-
24	Amount of line 21 Related to Security – Soft Costs	-0-		-0-	-0-
25	Amount of Line 21 Related to Security – Hard Costs	-0-		-0-	-0-
26	Amount of line 21 Related to Energy Conservation Measures	- 0-		-0-	-0-

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Highlands Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04150104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ 41-1 Jennie Parker Manor	1. Install Entrance & Storm Doors	1460		\$ 60,000				
2. NJ 41-2 Ptak Towers	1. Upgrade Public Restrooms	1460		\$ 30,000				
3. HA-Wide	1. Administration of Capital Fund Program	1410		\$ 10,000				
	2. A/E Fees & Consultants	1430		15,000				
	3. Upgrade Computer software	1408		2,500				
	4. Upgrade Computer hardware	1475		2,500				
	5. Site Improvements	1450		5,000				
4. HA-Wide Debt Service	1. Borrow funds to do the following Work items: Replace roofs, doors & upgrade common areas at NJ41-1 cost 300,000 and Renovate kitchens at NJ41-2 cost \$250,000	1501		52,000				
	<u>GRAND TOTAL</u>		<u>\$177,000</u>					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name:HIGHLANDS HOUSING		<b>Grant Type and Number</b> Capital Fund Program No: NJ39P04150104 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ 41-1, Jennie Parker Manor	9/30/06			6/30/08			
2. NJ 41-2 Ptak Towers	9/30/06			6/30/08			
3. Management improvements	9/30/06			6/30/08			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA: Name Highlands Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
1. NJ41-1		90,000	45,000	90,000	90,000
Jennie Parker Manor					
2. NJ41-2		0	45,000	0	0
Ptak Towers					
3. Debt Service		52,000	52,000	52,000	52,000
4. H.A. Wide		35,000	35,000	35,000	35,000
CFP Funds Listed for 5-year planning		177,000	177,000	177,000	177,000
Replacement Housing Factor Funds					

## **Part II: Supporting Pages—Work Activities**

Capital Fund Program Tables Page 5

## **Part II: Supporting Pages—Work Activities**

Total CFP Estimated Cost



Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HIGHLANDS HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No:NJ39P04150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
Original Annual Statement __Reserve for Disasters/ Emergencies __Revised Annual Statement (revision no:) x Performance and Evaluation Report for Period Ending:12/31/03 Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual C cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-			
2	1406 Operations	-0-			
3	1408 Management Improvements	-\$2,500-			
4	1410 Administration	\$ 10,000			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	\$ 15,000			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	\$20,000			
10	1460 Dwelling Structures	\$95,617			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	\$2,500			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			
19	1501 Collateralization or Debt Service	-0-			
20	1502 Contingency	-0-			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 145,617			
22	Amount of line 21 Related to LBP Activities	-0-			
23	Amount of line 21 Related to Section 504 compliance	-0-			
24	Amount of line 21 Related to Security – Soft Costs	-0-			
25	Amount of Line 21 Related to Security – Hard Costs	-0-			
26	Amount of line 21 Related to Energy Conservation Measures	20,000			



**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Highlands Housing Authority		Grant Type and Number Capital Fund Program Grant No: NJ39P04150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ 41-1	1. Upgrade fire alarm system	1460	--	\$ 27,000				
Jennie Parker Manor								
2. NJ 41-2	1. Upgrade Windows	1460	--	\$ 20,000				
Ptak Towers	2. Site Improvements	1450	-	20,000				
	3. Replace first floor carpeting & Misc. Community Room upgrades	1460	-	48,617				
3. HA-Wide	1. Administration	1410	--	\$ 10,000				
	2. A/E Fees for all work	1430	--	\$ 15,000				
	Items Requiring A/E Services &							
	Consultant Fees in connection with							
	Administration of all Capital Fund							
	Programs							
4. H.A. Wide	1. Upgrade Computer Hardware	1475		\$2,500				
	2. Upgrade Computer Software	1408		\$2,500				
	<b><u>GRAND TOTAL</u></b>			<b><u>\$ 145,617</u></b>				

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name:HIGHLANDS HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program No: NJ39P04150103 Replacement Housing Factor No:					<b>Federal FY of Grant:</b> <b>2003</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ 41-1, Jennie Parker Manor	3/31/05			3/31/06			
2. NJ 41-2 Ptak Towers	3/31/05			3/31/06			
3. Management Improvements	3/31/05			3/31/06			

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name HIGHLANDS HOUSING AUTHORITY					<u>X</u> Original 5-Y Revision No
Development Number/Name/ HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	
	Annual Statement				
1. NJ 41-1 Jennie Parker Manor		\$ 117,000	\$ 130,000	\$ 0	
2. NJ 41-2 Ptak Towers		\$ 30,000	\$17,000	\$147,000	
3. HA –Wide		30,000	30,000		
CFP Funds Listed for 5- year planning		177,000	177,000	177,000	
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>2</u> FFY Grant: 2004 PHA FY: 2004	
2003	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Activities for Year: <u>2</u> FFY Grant: 2004 PHA FY: 2004
<b>See</b>	1. NJ 41-1 Jennie Parker Manor	1. Install Entrance and Storm Doors	\$ 117,000	1. NJ 41-1 Jennie Parker Manor	1. G
<b>Annual</b>		S			2. F Rep
<b>Statement</b>	1. NJ41-2 Ptak Towers	1. Elevator upgrade	\$30,000	2. NJ41-2 Ptak Towers	1..U cond
	3. H. A. Wide	1. Computer Hardware	\$2,500	3. H.A. Wide	1 Co
		2. Computer Software	\$2,500		2. C
	3. HA Wide	Administration--	\$ 10,000	4. H.A.Wide	1 Ad
					2. Fe
	4. HA Wide	Fees and Costs--	\$ 15,000		
Total CFP Estimated Cost			\$ 177,000		

Capital Fund Program Five-Year Action Plan  
**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
1. NJ41-2 Ptak Towers	1. Upgrade Kitchens	\$147,000	1. NJ 41-1 Jennie Parker Manor	1. Upgrade Boilers
2. HA Wide	1. Computer Hardware	\$2,500		
	2. Computer Software	\$2,500	2. NJ 41-2 Ptak Towers	1. Upgrade Boilers
3. HA Wide	1. Administration	\$10,000		
	2. Fees and Costs	\$15,000		
			3. HA Wide	Administration -- Fees & Costs
				Computer Hardware
				Computer Software
Total CFP Estimated Cost		\$ 177,000		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**

PHA Name: HIGHLANDS HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P04150102 Replacement Housing Factor Grant No:		
<b>Original Annual Statement</b> ____ <b>Reserve for Disasters/ Emergencies</b> ____ <b>Revised Annual Statement (revision no:)</b> <b><u>x</u> Performance and Evaluation Report for Period Ending: 12/31/03</b> <b>Final Performance and Evaluation Report</b>				
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	
1	Total non-CFP Funds	-0-		
2	1406 Operations	-0-		
3	1408 Management Improvements	\$2,500		
4	1410 Administration	\$ 10,000		
5	1411 Audit	-0-		
6	1415 Liquidated Damages	-0-		
7	1430 Fees and Costs	\$ 15,000		
8	1440 Site Acquisition	-0-		
9	1450 Site Improvement	\$ 50,000		
10	1460 Dwelling Structures	\$ 96,981		

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/				
PHA Name: HIGHLANDS HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NJ39P04150102 Replacement Housing Factor Grant No:		
Original Annual Statement _____ Reserve for Disasters/ Emergencies _____ Revised Annual Statement (revision no:)				
x Performance and Evaluation Report for Period Ending: 12/31/03 Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	
11	1465.1 Dwelling Equipment—Nonexpendable	-0-		
12	1470 Nondwelling Structures	-0-		
13	1475 Nondwelling Equipment	2,500		
14	1485 Demolition	-0-		
15	1490 Replacement Reserve	-0-		
16	1492 Moving to Work Demonstration	-0-		
17	1495.1 Relocation Costs	-0-		
18	1499 Development Activities	-0-		
19	1501 Collateralization or Debt Service	-0-		
20	1502 Contingency	-0-		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 176,981		
22	Amount of line 21 Related to LBP Activities	-0-		
23	Amount of line 21 Related to Section 504 compliance	-0-		
24	Amount of line 21 Related to Security – Soft Costs	-0-		
25	Amount of Line 21 Related to Security – Hard Costs	-0-		
26	Amount of line 21 Related to Energy Conservation Measures	-0-		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**  
**Part II: Supporting Pages**

PHA Name: Highlands Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NJ39P04150102 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
1. NJ 41-1	1. Complete Site Improvement	1450	--	\$50,000	50,000
Jennie Parker Manor	2. Upgrade Fire Alarm System	1460		\$66,981	66,981
	3. Security Camera	1460		0	2,020
2. NJ 41-2	1. Upgrade Windows	1460	--	\$ 30,000	
Ptak Towers	2. Boiler Repairs	1460	--	0	3,850
3. HA-Wide	1. Administration	1410	--	\$ 10,000	10,000
	2. A/E Fees for all work	1430	--	\$ 15,000	15,000
	Items Requiring A/E Services &				
	Consultant Fees in connection with				
	Administration of all Capital Fund				
	Programs				
	3. Computers	1460		0	4,207
4. H.A. Wide	1. Upgrade Computer Hardware	1475		\$2,500	2,500
	2. Upgrade Computer Software	1408		\$2,500	2,500
	<b><u>GRAND TOTAL</u></b>			<b><u>\$176,981</u></b>	<b><u>176,981</u></b>

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFR)**  
**Part III: Implementation Schedule**

PHA Name:HIGHLANDS HOUSING			<b>Grant Type and Number</b> Capital Fund Program No: NJ39P04150102 Replacement Housing Factor No:			
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
1. NJ 41-1, Jennie Parker Manor	3/31/04			3/31/05		
2. NJ 41-2 Ptak Towers	3/31/04			3/31/05		
3. Management Improvements	3/31/04			3/31/05		